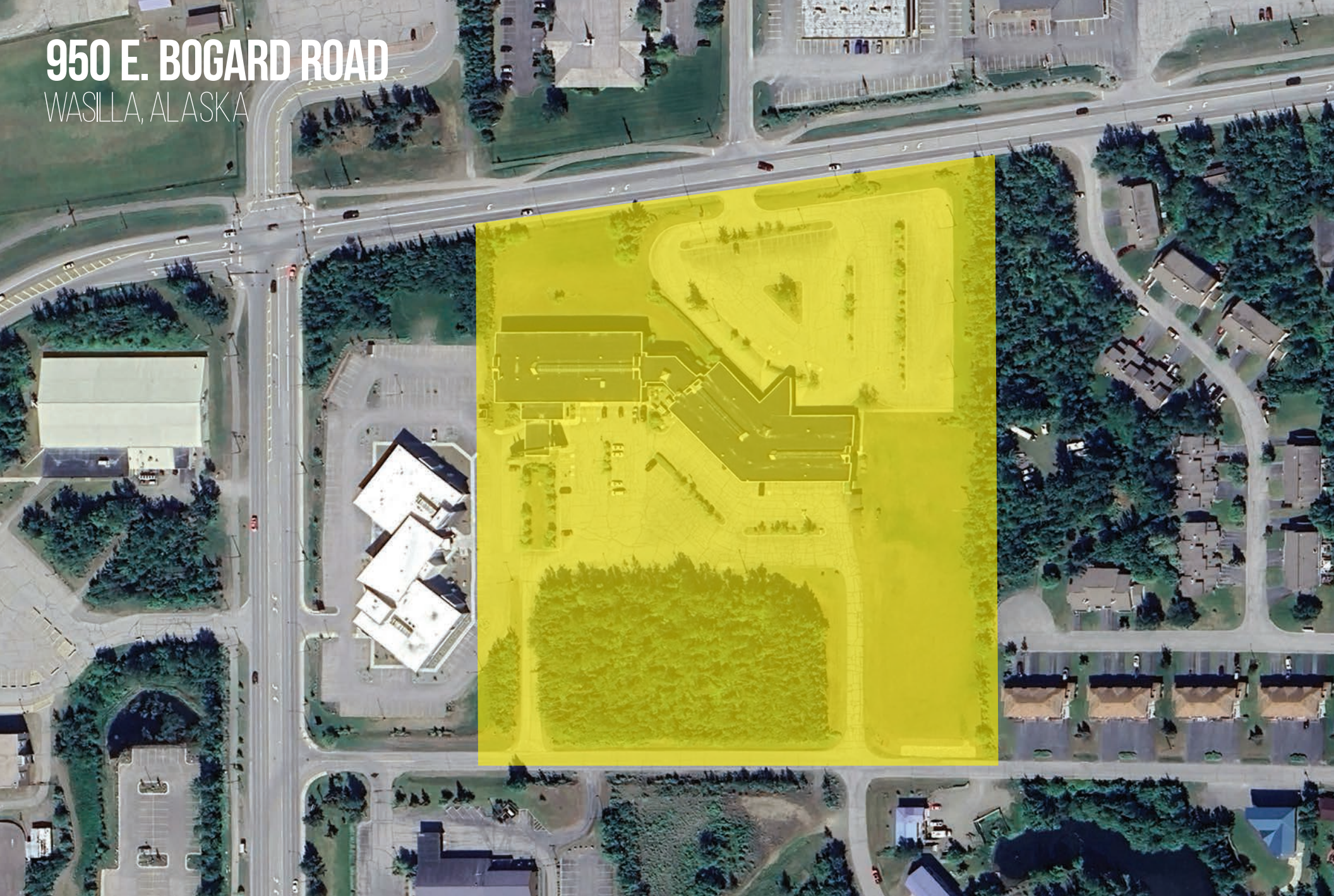


950 E. BOGARD ROAD
WASILLA, ALASKA



For more information, please contact:

Adam Knox

aknox@geisrealty.com



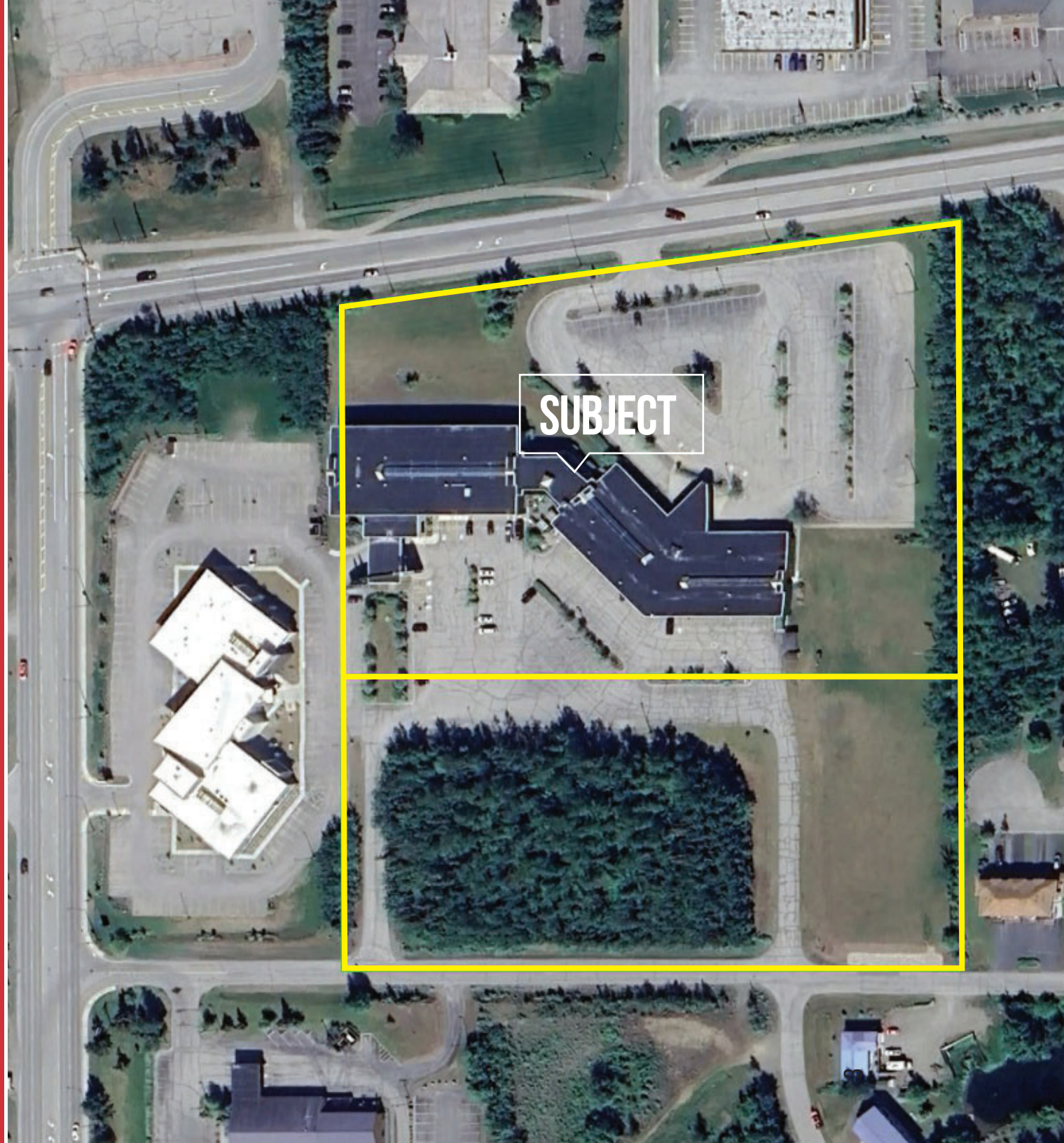
SALE PRICE

TRACT D5

\$10.995 M

TRACT D6

\$2.6 M



PROPERTY HIGHLIGHTS

Tract D5

- Gross Building Area 83,013 SF
- 6.37 Acres, Rectangular in shape, serviced by public utilities
- Within Wasilla city limits, Zoned Commercial
- Excellent exposure easy ingress/egress
- Signaled SEC of N. Crusey Street and Bogard Road
- Two large parking fields, north and south of building
- 8,000 square feet Seller lease-back as MatSu Regional Urgent Care
- Ideal redevelopment property
- Adjacent 5-acre vacany tract, flat, gentle sloping with trees, possible inlets at site

Tract D6

- Adjacent 5 acre available for purchase.
- Treed site, level, gently sloping.
- Public utilities at site
- Within Wasilla city limits, Zoned Commercial

• **Zoning - C, Commercial District.** The intent of the commercial district is to protect areas of existing commercial development and to provide areas for the continued growth of commercial enterprise. The uses in this zone are oriented towards serving the commercial needs of the residents of the city and the surrounding area.

BUILDING DESCRIPTION

- 83,013 square feet
- Mat-Su Outpatient Center
- Steel frame structure
- Concrete foundation
- Exterior finish a metal and brick faced
- 2 levels
- Elevatored
- Fully sprinklered
- Ceiling height is 10' to dropped acoustical tile ceiling
- Service by back emergency generator

PROPERTY DESCRIPTION

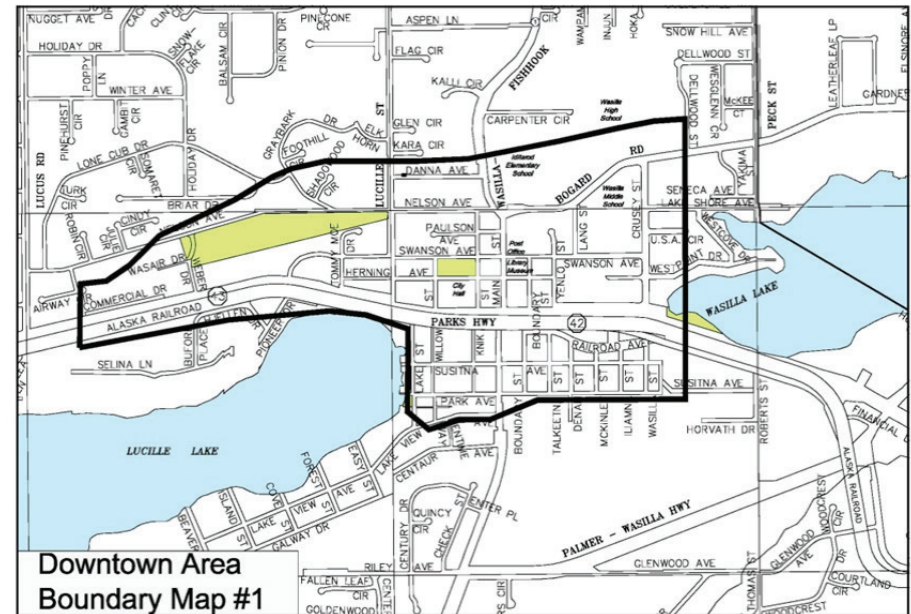
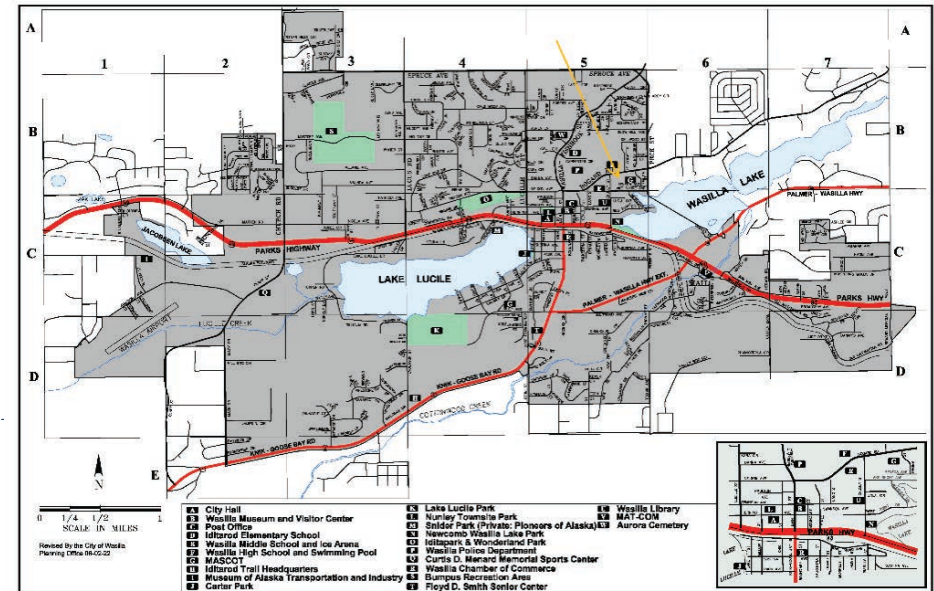
The Building	950 E. Bogard Road, Wasilla, AK
Building Total	83,013
Year Built	1989
Number of Floors	2
Tax Parcel #'s	17N01W03D005
Land Size	6.37
Ciy	Wasilla
County	Matanuska-Susitna Borough
Zoning	(C) Commercial
Ground Floor	4 water closet / 6 fixture
2nd Floor	4 water closet / 13 fixture
Parking	277 Stallls: 3.3 / 1,000 SF
HVAC	Gas Fired Boiler & Chiller, Baseboard Heat & Forced Air
Roof	Flat/Membrane
Spinklers	Fully Sprinklered
Elevator	(2) 1 Each on East & West Sides of Bldg
Security	—
Building Hours	7am - 6pm
Internet	Fiberoptic available
Ceiling Height	13 ft to the deck
Utilities	Served by all public utilities
Parking Lot	Ample parking light poles

Vacant Land	NHN
Parcel	17N01W03D005
City	Wasilla
Zoning	2
Tax Parcel #'s	17N01W03D006
Land Size	6..37 acres and/or 5.0 acres

WASILLA MARKET OVERVIEW

Wasilla is the largest city in the Matanuska Susitna Borough (Mat-Su). Mat-Su is similar in physical size to the state of West Virginia. Subject building is within the city of Wasilla.

Wasilla is the fastest growing community in Alaska. Over the years there has been a large migration of Anchorage residents relocating to Mat-Su. In 2022 and 2023 there were more residential building permits in Mat-Su than in Anchorage. We believe that will be the case in 2024. Because there is a growing population, national as well as local Alaskan retailers are establishing stores in Wasilla. Professional offices are experiencing a low vacancy rate, as commercial office development has lagged behind residential development.



MATANUSKA-SUSITNA BOROUGH

Source: Neil Fied/ Alaska Economic Trends Magazine, June 2023

The Matanuska-Susitna (Mat-Su) Borough has been consistently the fastest growing area of the state of Alaska, Mat-Su's population has had continued to growth for 10 straight years. Three of its 30 communities are incorporated — Wasilla, Palmer, and Houston—but these three cities are home to just 16 percent of the borough's population. Comparable in size to West Virginia, 97% of the population lives within 15 miles of the subject property. The Mat-Su with its vast area of lakes and mountains, provides a gateway to year-round recreational opportunities, providing for both summer and winter activities (i.e. snowmachining, skiing, hiking, hunting, fishing, boating). Many families within southcentral Alaska have a cabin or second home in this vastness of nature.

Mat-Su began as mostly residential areas outside of Anchorage, though the borough has provided more of its own services as it has grown. Mat-Su's health care sector grew 74 percent over the past decade, meaning fewer Valley residents needed to seek care in Anchorage. Other Valley industries have also expanded, a growing number of "headquarters"-type companies that provide services to other parts of the state have chosen Mat-Su as their home base.

Between 2010 and 2022, the borough gained 22,757 residents as Anchorage lost a little more than 2,000 and the state as a whole grew by 26,325. The Mat-Su Borough is now the second-most populous in Alaska, with a 2022 population of 111,752. Mat-Su and Anchorage are the only two areas in the state with more than 100,000 people, and combined they account for 55 percent of Alaska's population. Anchorage remains the lion's share of that equation, as a little over a quarter of the Anchorage/Matanuska-Susitna Region's residents live in the Mat-Su Borough.

While Mat-Su continues to grow, it still relies on Anchorage. As an economy they function as one, but they are two distinct political jurisdictions and despite their proximity, their economic and demographic patterns diverge.

In 2022, half of all new homes built in the state were built in the Valley, even though the Mat-Su is home to only 15 percent of the state's population. Anchorage during this period permitted less than half of the Mat-Su's number. In addition to the commuter culture and the local services that are growing to support a larger population, a few other industries play notable roles in Mat-Su's economy.

Agriculture is still a player, although its relative role is small. No specific agricultural production data exist for Mat-Su, but the numbers suggest its slate of farmers is growing. The advent of farmer's markets, a growing interest in local products, and meat and egg consumption are breathing new life into Mat-Su agriculture.

Marijuana cultivation is another big boost. The Valley is home to the largest number of cannabis growers in the state.

Mat-Su tourism also benefits from its proximity to both Anchorage and Denali National Park, home to the state's most popular mountain and national park. The Valley is also home to Denali State Park, a major fishing and hunting destination and the gateway to Denali tours and climbs. The borough also draws winter visitors, peaking with the start of the Iditarod sled dog race that begins in Willow.

The visitor industry in Mat-Su stands out from much of Alaska, as it relies on a mix of Anchorage residents and others who own recreational property in the Valley plus thousands of visitors from elsewhere in Southcentral and around Alaska. Visitor infrastructure has grown with new hotels, short-term rentals, the expansion of Denali State Park, and destinations such as the new downhill Skeetawk Ski Area in Hatcher Pass. With these amenities, a growing number of summer and winter visitors make their way to the Upper Susitna Valley. Like elsewhere in the state, Mat-Su's visitor industry absorbed a blow in 2020, but given its proximity to Anchorage and other in-state sources of visitors, it fared better than places that depend on cruise ships and other out-of-state tourists, which were nearly nonexistent that year.

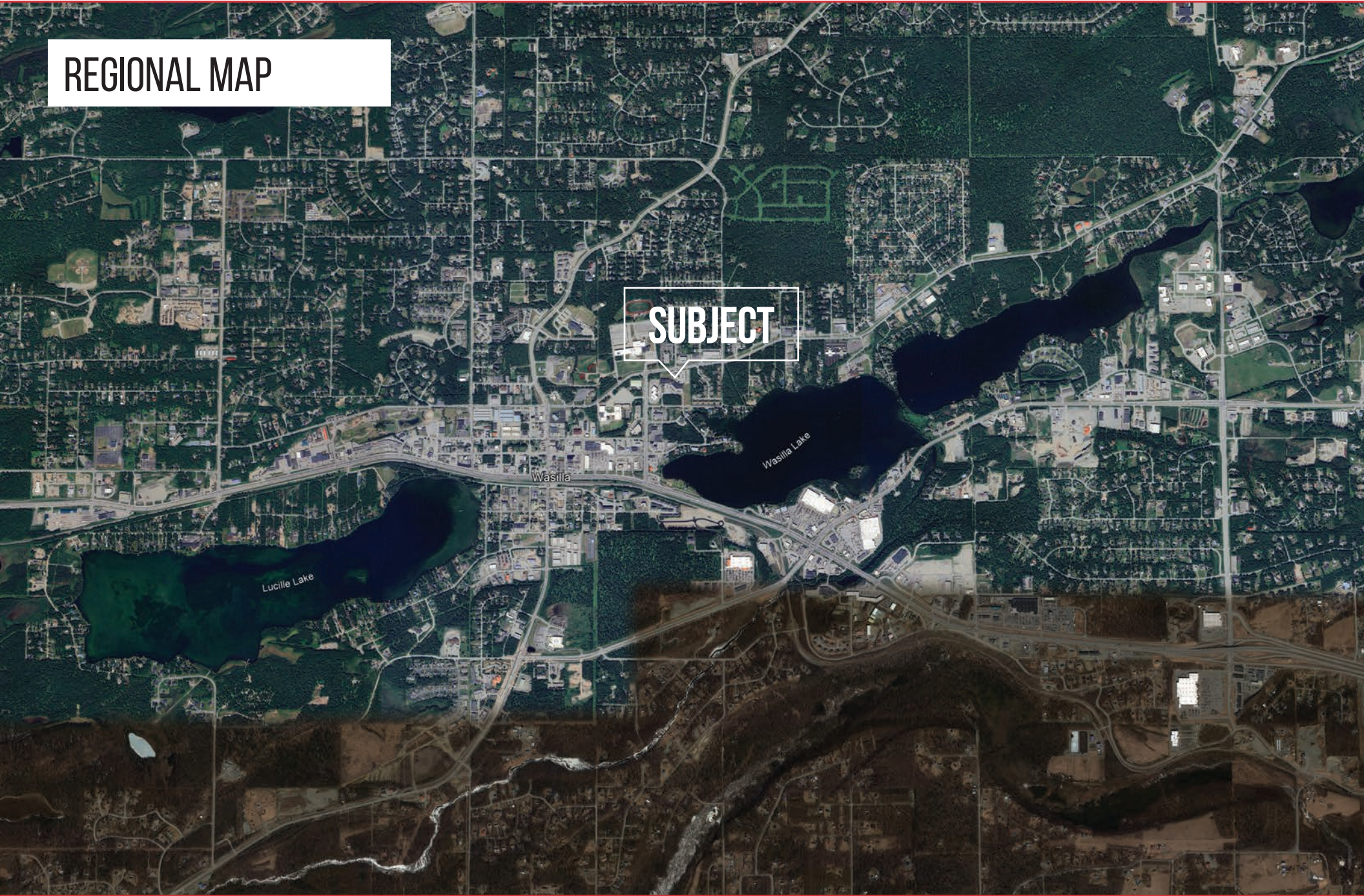
In 2021, the surge in independent travelers also bolstered the Valley's economy. By 2022, bed tax revenues had recovered to pre-COVID levels.

MAT-SU DEMOGRAPHICS

2023

Population:	111,739
Average Household Size:	2.7
Median Age:	37.1
Median Household Income:	82,013
Average Household Vehicles:	
Total Businesses (Firms):	4,753
Total Employees:	33,812
Employment Breakdown by Industry:	
Healthcare/Social Assistance	13.6%
Retail Trade:	12.8%
Manufacturing:	2.2%
Accommodation & Food Service:	9.9%
Education Services:	9.9%
Professional, Scientific, Tech Services:	4.5%
Construction:	7.2%
Services (nonpublic administration):	5.7%
Transportation & Warehousing:	2.9%
Admin., Support, Waste Management Services:	2.8%
Finance:	3.1%
Administration:	12.4%
Other:	13%
Unemployment Rate: November 2023	4.7%

REGIONAL MAP

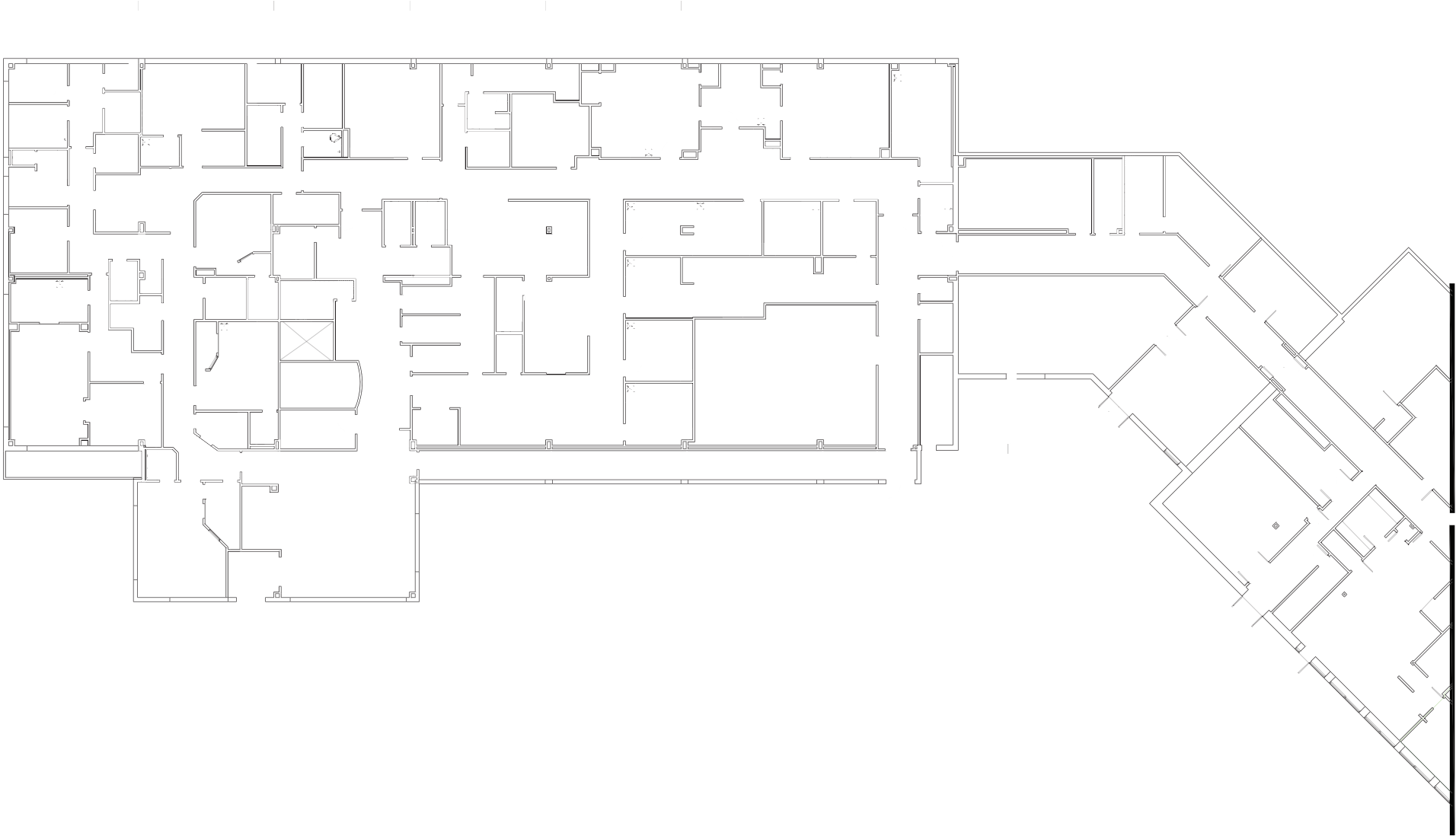


LOCAL MAP

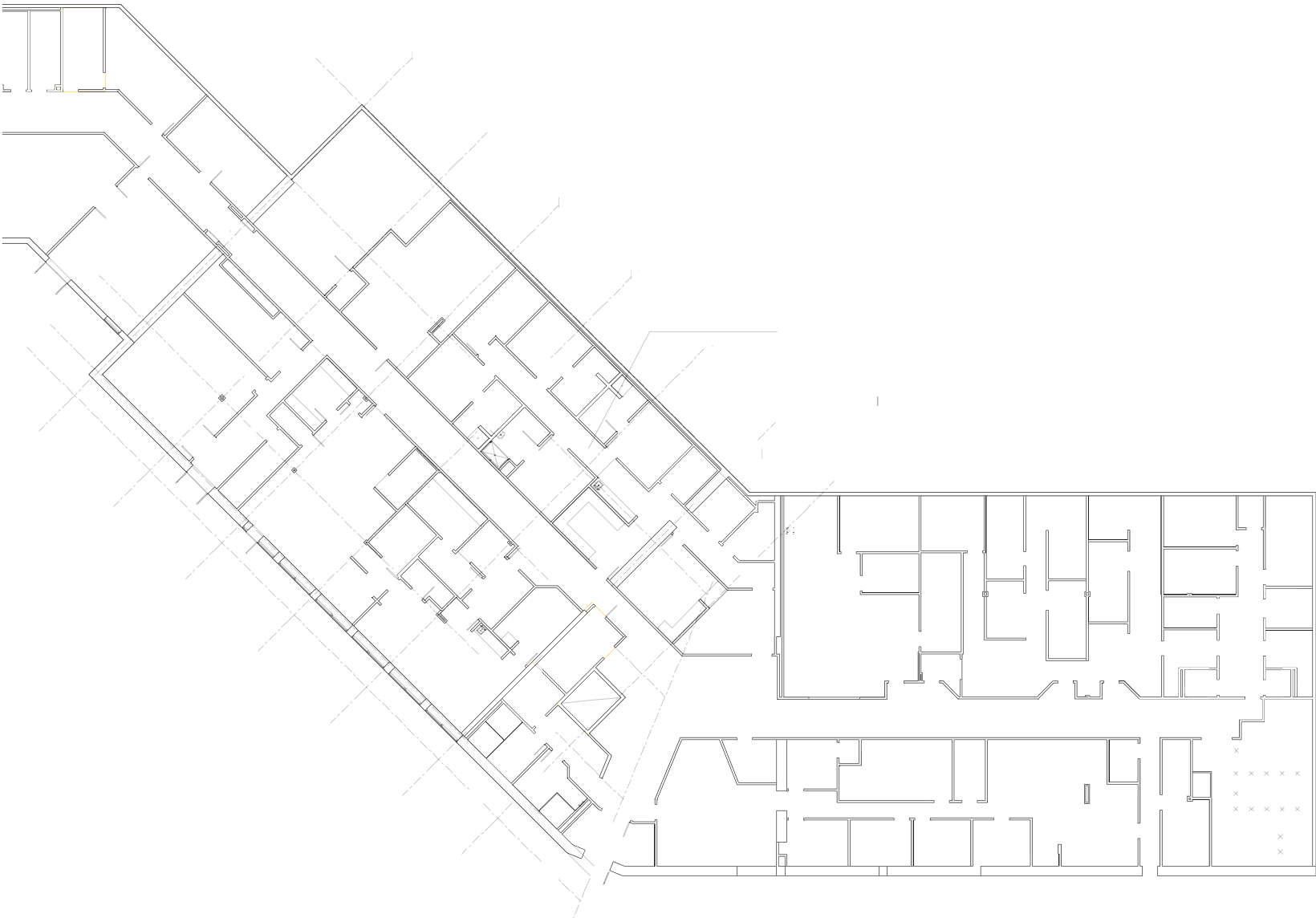


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FLOOR PLANS, 1ST FLOOR



FLOOR PLANS, 1ST FLOOR, CONTINUED



FLOOR PLANS, 2ND FLOOR



FLOOR PLANS, 2ND FLOOR, CONTINUED

